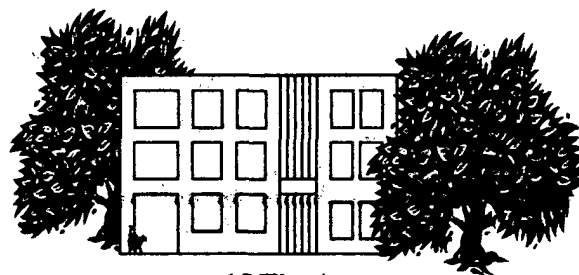


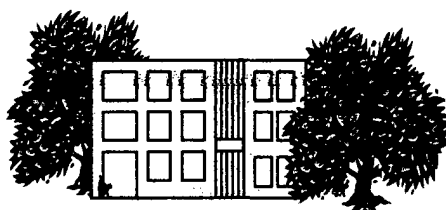
Shareholders
15 The Avenue Oaklands Management
Co Ltd



15 The Avenue
Oaklands Management
Co Ltd

15 The Avenue Oaklands Management Co Ltd

Annual Report And Accounts 2014



15 The Avenue
Oaklands Management
Co Ltd

WEDNESDAY



A13 11/11/2015 #161
COMPANIES HOUSE

(Flat 2) 15 The Avenue, Beckenham, Kent BR3 5DG
Company Secretary: Miss A Lawson Directors: Mr M King Mrs D Hoyles Mr K Jones
Reg. No. 2548881

OAKLANDS MANAGEMENT COMPANY DIRECTOR'S REPORT

1. OAKLANDS MANAGEMENT COMMITTEE

COMPANY SECRETARY

Andrea Lawson (Flat 10)

DIRECTORS

Daphne Hoyles (Flat 3) Kevin Jones (Flat 9) and Mike King (Flat 2)

2. PRINCIPLE ACTIVITIES AND REVIEW OF THE BUSINESS

The principal activity of the Oaklands Management Company during the year was to maintain and service the common usage of the property comprising flats 1-12 , Oaklands, 15 The Avenue, Beckenham, Kent.

3. SHAREHOLDERS

There are 12 shares in Oaklands Management Company, 15 The Avenue Ltd. Each flat owner being an equal shareholder in the Management Company.



Signed Mike King (Director)

OAKLANDS MANAGEMENT COMPANY DIRECTORS REPORT

1. OAKLANDS MANAGEMENT COMMITTEE

COMPANY SECRETARY
Andrew Lawson (Flat 10)

DIRECTORS

Daphne Hoyle (Flat 8) Kevin Jones (Flat 9) and Mike King (Flat 2)

2. PRINCIPLE ACTIVITIES AND REVIEW OF THE BUSINESS

The principal activity of the Oaks Management Company during the year was to maintain and service the common usage of the property comprising flats 1-12, Oaks, 15 The Avenue, Beckenham, Kent.

3. SHAREHOLDERS

There are 12 shares in Oaks Management Company Ltd. The Avenue Ltd. Each flat owner being an equal shareholder in the Management Company.

Signed Mike King (Director)

Maintenance work undertaken in 2014

Flat roof cleared of leaves and gulleys cleared where possible

Gutters cleared

Fire Risk Assessment carried out

Paving slab at front cemented

Security light bulbs replaced where applicable

Internal painting carried out in communal areas

Downpipes rodded and fixed to wall

Electrical PAT Testing undertaken

Asbestos Check undertaken

Manhole covers repaired/replaced

New Internal Carpets in Communal areas (deposit 2014 balance paid 2015)

New Postbox

New Internal notice boards

Maintenance work to be undertaken in 2015

Gutters need clearing once a year (best to do around Sept-Oct)

Paint white markings on stairs

Fire Report needs carrying out

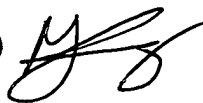
Electrical PAT Testing

Asbestos Check Required (April 2015)

Ongoing replacement of light bulbs where necessary

Roof should be inspected annually – roof was replaced in 1988 and had a 20 year warranty but if maintained could be ok for another 10 – 12 years. Some patchwork to roof required possibly

Signed Mike King (Director)



(Flat 2) 15 The Avenue, Beckenham, Kent BR3 5DG

Company Secretary: Miss A Lawson Directors: Mr M King Mrs D Hoyles Mr K Jones

Reg. No. 2548881

BALANCE SHEET TO 31.12.2014

Income

Actual 2014

	£	£
1: Balance at bank brought forward	19438.07	
2: Service fees collected	14524.88	
3: Conveyancing fees received	0	
4: Account interest earned	30.86	
5: Other Income	85.00	
Total income	14640.74	
	34078.81	

Expenditure

Estimate 2014 Actual 2014 Estimate 2015

	£	£	£
A: Cleaning and Grounds Maintenance	372	369.77	400
B: Maintenance	4309	6776.69	2000
C: Garden	2070	2115.00	2300
D: Communal Electricity	400	308.90	400
E: Company operating expenditure	1626	1628.24	1675
F: Other/miscellaneous	1244	1145.68	1332
Total expenditure	10021	12344.28	8107

Balance B/F plus income less expenditure **21734.53**

Balance at bank carried forward to 2015 **21734.53**



(Flat 2) 15 The Avenue, Beckenham, Kent BR3 5DG

Company Secretary: Miss A Lawson Directors: Mr M King Mrs D Hoyles Mr K Jones
Reg. No. 2548881

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2. The second part of the document is a list of the names of the persons who have been appointed to the various offices of the city.

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Signed Mike King (Director)

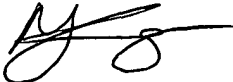
AUDIT EXEMPTION STATEMENTS

For the year ending 31.12.2014, the company was entitled to exemption from audit under section 477 of The Companies Act 2006.

The members have not required the Company to obtain an audit in accordance with section 476 of The Companies Act 2006.

The Directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies' regime.



Signed Mike King (Director)

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